

TOWN OF DAVIE
SITE PLAN COMMITTEE
MAY 24, 2016

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Michael Crowley, Vice Chair Robert Breslau, Jimmy Aucamp, Stavros Moforis, and Jeff Dixon. Also present were Planning and Zoning Manager David Quigley, Deputy Planning and Zoning Manager David Abramson, Board Attorney Allan Weinthal, Planner Lise Bazinet, and Mona Laventure, Recording Clerk/Prototype, Inc.

2. MOTION TO EXCUSE COMMITTEE MEMBERS – n/a

3. APPROVAL OF MINUTES

3.1 May 10, 2016, Meeting Minutes

Motion made by Vice Chair Breslau, seconded by Mr. Dixon, to approve the minutes of the May 10, 2016, meeting. In a voice vote, the motion passed unanimously (5-0).

4. SITE PLANS (Quasi-Judicial)

4.1 Site Plan (SP13-021) Davie Christian Academy

6590 Southwest 39th Street

Ms. Bazinet provided the staff report, stating the project is complete and suitable for further review, with two recommendations. She confirmed that the seven adjustments previously requested by the Committee in 2013 are in the plans, and the two recommendations page are being added. Ms. Bazinet enumerated the adjustments made by the applicant.

Motion made by Vice Chair Breslau, seconded by Mr. Aucamp, to approve SP13-021 subject to the staff report to include the two items in the memorandum of May 4, 2016:

1. Illustrate on Site Plan (Sheet A101) a T-turn as noted within the applicant's responses
2. Stripe a "No Parking" area within the new 20-foot fire access space along the western parking aisle.
- 3.

In a voice vote, the motion passed unanimously (5-0).

Due to the anticipated length of Item 4.2, Chair Crowley moved Item 4.3 up in the agenda.

4.3 Site Plan (SP16-024) AutoZone

Generally located west of University Drive, approximately 600 feet north of Southwest 30th Street

Attorney Weinthal explained the nature of the Quasi-Judicial hearing and asked those who wished to speak (on any of the Items) to sign in.

Angelina Rosenberg, Thomas Engineering Group, 1000 Corporate Drive, Suite 250, Fort Lauderdale, waived the quasi-judicial process.

Ms. Bazinet provided the staff report, noting it is suitable for review and said there are 13 staff conditions. She confirmed they are only approving the elevations. Ms. Bazinet also clarified that the orange stripe on the plan is just the print color, not the actual color.

Motion made by Mr. Stavros, seconded by Mr. Aucamp, to approve Item 4.3, Site Plan (SP16-024), subject to the staff recommendations. In a voice vote, the motion passed unanimously.

TOWN OF DAVIE
SITE PLAN COMMITTEE
MAY 24, 2016

4.2 Site Plan (SP15-197) Horseshoe Lake

Generally located south of Griffin Road, between Southwest 58th Avenue and Southwest 61 Avenue

Applicant Dennis Mele, 200 E. Broward Boulevard, Fort Lauderdale, waived the quasi-judicial hearing.

Resident Eric Swalley, 4680 SW 61 Avenue, declared himself as an intervener. He understood it was not going to be a quasi-judicial hearing, but said he wanted to be heard.

David Abramson provided the staff report, noting the item would be heard by the Town Council on August 3, 2016. Staff found the application suitable for review, with 13 conditions of approvals.

Mr. Mele pointed out that the project was a land use amendment that was passed in 2015, for a modifying plan that was approved by the Town Council in 2007. He provided the details of that plan, noting that the modification reduced the number of residential units and eliminated all of the commercial. He also reported they changed the shape of the lake from a rectangle to a U-shape. Mr. Mele said the lake area was changed to a Recreation/Open Space Land Use category, and the balance of the property was changed to a Residential Land Use category, in order to prevent any development along the south side.

Mr. Mele addressed the 13 recommendations as follows:

1. No issues.
2. No issues.
3. They will make the pathway asphalt as long as that meets the requirements of other governmental agencies such as the Central Broward Water Control District, which has an easement. If a variance is needed, they will apply.
4. No issues.
5. It was their understanding that they would pay \$1.00 per square foot with each building permit application (Certificate of Occupancy), not all upfront.
6. No issues, except the last line should say, "58th Avenue south of 48th Street" instead of "58th Avenue south of 61st Avenue." Mr. Abramson added that the items would be subject to the area being available and agencies' approval.
7. No issues.
8. They do not plan on converting any two-bedroom units to three-bedroom units, and do not want to encourage it. They are already recording a Restrictive Covenant as part of #4, so they could add to that Covenant that there would be no conversions from two-bedroom units to three-bedroom units. If they add it to the Declaration, they would not need #8 or #9.
9. See #8.
10. They have already changed the roof material to flat cement tile (instead of shingle roofs), and some drawings already indicate that.
11. They will install Sternberg lights along Griffin Road per location directions from the City.
12. They think they have already made the changes.
13. They think they have already made the changes.

TOWN OF DAVIE
SITE PLAN COMMITTEE
MAY 24, 2016

Mr. Mele confirmed they will pay for the speed hump on 61 Avenue. They also added the path on Sunny Lake on Southwest 58 Avenue. Mr. Mele stated that the traffic lights on 58 Avenue are a requirement of the plat and they will post security for it; the turn lanes on 61 Avenue and 58 Avenue are shown on the plan (subject to approval of other government agencies). Mr. Mele explained the regulations and process governing the traffic signals.

Mr. Mele said the turn lane is on northbound 58 Avenue, to make a right turn onto Griffin Road. They have to move the road to make it work. Mr. Mele confirmed there will be a turn lane on eastbound Griffin Road onto southbound 58 Avenue.

Jimmy Socash, landscape architect at JFS Design, 1833 NW 140 Terrace, Pembroke Pines, introduced himself. John Gavenas, owner/developer, said they had multiple meetings with residents, and he said they reviewed many details of the proposed landscaping between the property and the neighboring properties. He said they now have planned a six-foot precast solid concrete wall on the western and the southern side of the property to Christine Murphy's property. Mr. Gavenas described the rest of the fencing. He said there would be landscaping inside the property, to include foxtail palms.

Other items addressed were the driveways/garage parking areas and the central mailbox system.

Concern was expressed about the identical look of all the buildings facing Griffin Road and single-family residential property, and it was noted that the stone on the buildings on Griffin Road will be obscured by hedges. Mr. Abramson commented that there is no "anti-monotony" requirement in the Code.

Mr. Gavenas responded they were careful developing the site plan to make sure that all the roads surrounding the project look at open space or the lake rather than buildings. Mr. Gavenas pointed out the routes on a map, addressing the views and buffered zones. He described the improvements they made to the architectural style of the buildings in an effort to create architectural integrity. Mr. Breslau suggested changing multiple pallets and removing the stone off the bottom and bring it up on the building. He suggested that the architect come back with a specific plan to address the monotony of the perimeter buildings.

Additional items discussed were the type of windows to face Griffin Road, and a guardrail on 59 Avenue. Mike Gai, engineer, Sun-Tech Engineering, 600 West Oakland Park Boulevard, Fort Lauderdale, stated they will be installing a guardrail. Also discussed were grass/pavers, catch basin, potential overflow, elevation at the fire access driveway, restrictions on the lake, and variances to the Water District.

Chair Crowley opened the floor to public comment on Item 4.2, Site Plan (SP15-197).

Eric Swalley, resident, former Chair of the Green Energy and Environmental Committee, noted that the Committee had created a South Florida Sustainability Guide that all developers could use as a checklist. He wondered what the builder was doing to conform to that guide, and what could be done to improve the look of the project. Mr. Swalley said the pathway should not be asphalt/concrete, but should be pervious and something horse-friendly. He was not in favor of a speed hump since the access onto 51 Avenue is gone. He claimed that FDOT would not allow the light on 58 Avenue and suggested a right-turn lane. Mr. Swalley suggested awnings to improve the architectural look and provide a reduction in light hitting the windows. Capture of rainwater would be a necessity. He hoped the roof tiles would be well-secured for the safety of neighbors.

TOWN OF DAVIE
SITE PLAN COMMITTEE
MAY 24, 2016

Mr. Swalley asked about a second hearing, and Attorney Weinthal said the item will be going before Town Council, when the public will have another opportunity to speak. Mr. Swalley commented that this developer had done much better than the previous one. He also wanted to preserve Broward County's second largest Satinleaf tree on the property, wondering if they could build around it or move it. Mr. Mele stated that the landscape architect who performed the tree survey said there was no Satinleaf on the property, but they will recheck.

Hearing no further comments, Chair Crowley closed the floor to public comment on Item 4.2 Site Plan (SP15-197).

Mr. Aucamp was concerned with the Slash Pines being in the muck, saying that they prefer a sandy soil or pit. He also asked if they could use a different specie instead of the Orange Geiger tree. Mr. Socash commented they have tried to slowly replace the Slash Pines since their population has been devastated by storms. He said they will show a specific detail for the material going into the planting area. Mr. Aucamp described how to create a planting pit for the pines, utilizing good lake material (sand under the muck).

Regarding the trail/pathway, Mr. Mele said they thought they were going to have the trail primarily for equestrians. The staff asked them to make it out of asphalt, because it would provide other uses. He showed a drawing of one walkway of each. As long as Central Broward Water Management District agrees, that is what they would like to do (they preferred a grass path).

Mr. Abramson commented that an eight-foot width was never decided upon, but the plans were drawn that way so it would show up. Mr. Mele said they would come up with a new width for the asphalt (five feet), and the remainder will be grass.

Discussion ensued on the architecture and possible changes to make it more appealing. Ralph Tait, 1457 NE 4 Avenue, Fort Lauderdale, architect, showed color chips to the Committee. Discussion also occurred on the speed hump.

Mr. Dixon asked for clarification on the 58 Avenue turn lane. Mr. Mele explained that the westbound turn lane from Griffin to turn left into the property is already required by the plat. The Town wanted them to put in a northbound right-turn lane from 58 Avenue to eastbound Griffin Road.

Mr. Swalley expressed concern about the access road for emergency vehicles only, and also suggested a light-colored tile on the roof for reflective purposes. In response to a comment by Mr. Swalley, Mr. Mele stated all the balconies are real. He also said the access road will be gated, with keys only available to police, fire, and EMS vehicles.

Chair Crowley requested that staff look at the property for the existence of the Satinleaf tree.

Motion made by Vice Chair Breslau, seconded by Mr. Dixon, to approve Item #4.2, Site Plan (SP15-197), subject to staff comments with the following changes:

- The applicant agrees to #1 and #2.
- Applicant agrees to #3 with the provision that they will do that if approved by government agencies, and that the asphalt path will be five feet, not as wide as currently shown.
- Applicant agrees to #4.
- Applicant has agreed to #5, with the following modification: that the language read as follows, "Prior to the issuance of each Certificate of Occupancy for each residential building, pay the 'payment in lieu of inclusionary units' as provided in Section 12-578."

TOWN OF DAVIE
SITE PLAN COMMITTEE
MAY 24, 2016

- Applicant agrees to #6, with a correction of the last sentence – “Southwest 61st Avenue” should be “48th Street,” and add “subject to availability of land and governmental approvals.”
- Applicant agrees to #7.
- Applicant does not agree to #8; rather, the applicant wants a prohibition of conversion of two-bedroom units, and that shall be part of the Declaration on #4.
- Staff recommendation #9 is not included.
- Applicant has agreed to #10, provided staff is making the following changes, which shall read: “Provide for concrete roofing tiles per the design manual of the Griffin Corridor as required by Code.”
- Applicant agrees to #11, and applicant and staff will work to locate the locations.
- Applicant agrees to #12, and #13.

Furthermore, the following recommendations are part of the motion:

1. The applicant will add a guardrail on 58 Avenue.
2. The applicant shall, on Landscaping, substitute Orange Geiger for a different species to be coordinated with Town staff.
3. The applicant will dig tree planting pits for the areas where the slash pines are installed. The landscape architect is to provide a detail and Town of Davie Landscape Department approval. The planting pits will be backfilled with appropriate sand.
4. The applicant shall add two more color palettes to the buildings for a total of four. Staff will ensure there are no patterns in use of the palettes.
5. For the six buildings on Griffin Road, a minimum of three buildings shall have stone features added. All six may have stone features added, but a minimum of three shall have that. If not stone, up to three buildings could have architectural features such as scored stucco or similar, which would be coordinated with staff. The stone base on those buildings shall remain. The applicant will add a pitched roof feature on the north elevation and the applicant shall add stone features from the ground to the pitched roof feature. (The stone will go up to the bottom of the gable.) On the buildings on the perimeter of the project that are not on Griffin Road, the applicant has agreed to add stone features over, up, and around the single car garages in the center of the building to under the balcony area, generally, on the east and west side. For the east and west buildings, no stone will be required around the base of the building.

In a voice vote, the motion passed unanimously (5-0).

5. **OLD BUSINESS** – None.
6. **NEW BUSINESS** – None.

TOWN OF DAVIE
SITE PLAN COMMITTEE
MAY 24, 2016

7. **COMMENTS AND/OR SUGGESTIONS** – None.

8. **ADJOURNMENT**

Hearing no further business, the meeting was adjourned at 5:37 p.m.

Date Approved

Chair/Board Member